

**DRC**  
**SITE PLAN REVIEW AND COMMENT**  
**REPORT**

**Division:** Airport

**Member:** Alex Erskine  
954-828-4966

**Project  
Name:** Sterling International

**Case #:** 8-R-03

**Date:** 2/11/03

**Comments:**

No Comments.

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**Division:** Engineering

**Member:** Tim Welch  
Engineering Design Mgr.  
Office Ph. 954-828-5123  
Office Fax: 954-828-5275  
Email: [timw@cityfort.com](mailto:timw@cityfort.com)

**Project Name:** Sterling International

**Case #:** 8-R-03

**Date:** 2/11/03

**Comments:**

1. The engineer shall apply for and obtain a general and/or surface water management license per Broward County Department of Environmental Protection (BCDPEP) and/or South Florida Water Management District's (SFWMD) criteria for this development site, as applicable. The license(s) and associated certified calculations submitted in conjunction with certified engineer's design drawings shall be submitted to the Engineering Department with the owner's application for a Building Permit.
2. The applicant is advised to review the public records available for the dedication of a fifteen (15) foot easement on lot 16, Block 4 (this site) to confirm this easement is recorded. Also please refer to the easement in general terms rather than just for utility as has been utilized on this plan. This easement allows all general purposes as deemed appropriate by City or grantee.
3. It appears that the site plan contemplates building structures within a dedicated public alley. Provide authorization by City Commission for this structure to encroach in, over, below, or above the existing alley.
4. Insufficient sight distance has been provided for at the intersection of the site egress onto N.E. 5 Street, at the alley intersection with the referenced 15 foot easement.

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5. Clearly indicate extent of sidewalk with use of a hatching pattern and dimensions as appropriate. Verify with Planning staff whether a seven (7) foot wide walk shall be required or a minimum of five (5) foot wide walk shall be required by the Engineering Department for all of the right of way frontage of this site.
6. Verify that these plans preserve all access requirements from N.E. 3 Avenue for lots 11 and 12.
7. It appears that curbing is proposed in the shown 15 foot easement which would prevent vehicular ingress/egress from the alley to N.E. 2 Avenue.
8. A separate engineering permit shall be required from Fort Lauderdale for all work in the alley, N.E. 5 Street and N.E. 2 Avenue. County engineering permit(s) shall be required for all work within N.E. 3 Avenue. All construction drawings shall incorporate sufficient details and cross sectional views to ensure compliance with Department standards.
9. Indicate dimensions for all different types of parking provided (Handicapped, parallel on street, on site).
10. Indicate all access radii and widths and those rounding intersections.
11. Provide additional right of way corner chord dedication at the N.W. corner of N.E. 3 Avenue and N.E. 5 Street for minimum 25 feet sides forming a chord per the City's Subdivision regulations Section 47-24.5 of the City Ordinances. This dedication shall be properly recorded with Broward County staff (Contact Brad Terrier/County Surveyor @ 954-577-4557 to submit required documentation).
12. Verify with Broward County staff what structures (if any) shall be permitted within the area of right of way to be dedicated at the N.W. corner of N.E. 3 Avenue and N.E. 5 Street.
13. Some columns are indicated within the designed parking spaces within the parking garage. The spaces shall have a minimum 8.67' clear width.
14. Relocate the stop bar on the egress to N.E. 5 Street to 4 feet from the public sidewalk.

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15. Trees cannot block the public sidewalk as shown on Sheet A-1. Put them on the owner's property if possible.
16. Verify whether any existing power or light poles require relocation or will be impacted by the proposed construction. In the event there will be impacts contact Tim Welch at (954) 828-5123 to coordinate resolution with the appropriate engineering staff well prior to construction starting. Verify whether any existing power or light poles require relocation or will be impacted by the proposed construction. In the event there will be impacts contact Tim Welch at (954) 828-5123 to coordinate resolution with the appropriate engineering staff well prior to construction starting.
17. Provide a paving, drainage, and grading plan and a pavement markings plan for the site for additional review prior to obtaining final DRC signature.
18. Provide a utility design indicating water and sewer services prior to obtaining final DRC signature.
19. Provide a staging and storage plan or report indicating how this property will be built on the available land prior to final DRC.

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**Division:** Fire

**Member:** Albert Weber  
954-828-5875

**Project Name:** Sterling International

**Case #:** 8-R-03

**Date:** 2/11/03

**Comments:**

- 1) Flow test required for hydrant as close to new fire line connection as possible. Show location of the test hydrant on C-1.
- 2) Currently property lines are traversing this building. This requires resolution.
- 3) The elevation plans should be adjusted to show the highest floor level relative to grade. Section 412 of the FBC only applies if any occupied floor is 75 ft above grade. It is possible that this is not a high-rise project. Please show these critical measurements on A-10 and A-11.
- 4) Sprinkler and standpipe systems will be required for the permit phase.

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**Division:** Info. Systems

**Member:** Mark Pallans  
(GRG)  
954-828-5790

**Project Name:** Sterling International

**Case #:** 8-R-03

**Date:** 2/11/03

**Comments:**

No apparent interference will result from this plan at this time.

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**Division:** Landscape

**Member:** Dave Gennaro  
954-828-5200

**Project Name:** Sterling International

**Case #:** 8-R-03

**Date:** 2/11/03

**Comments:**

1. As per Sec. 47-13.20 D. open space is required for residential uses. As there are 25 units, this would be 5000 square ft. of open space, 50% of which should be in landscape. Landscape area is defined as that area set aside for plant material, pervious to grade, and open to the sky(on site). Provide the calculations that demonstrate that this requirement is met. An “overlay” may be required. (Preliminary calculations indicate that there may be a deficiency.)
2. The “Planting Plan” doesn’t match the “Site Plan” as far as what appears to be street tree locations. That plan doesn’t show the required shade tree street trees. Note that shade tree street trees must be a min. of 14’ ht., 8’ spread and with 6’ ground clearance. Also, base area planting requirements for trees are 64 sq. ft. of pervious area, with a min. dimension of 8’, except that tree grates may be used (min. 5’ x 5’).
3. Indicate any utilities (such as overhead powerlines) on the Landscape Plan. There are overhead F.P.L. lines along 5<sup>th</sup> St.; these lines should be placed underground. Note that all tree and palm planting must be in accordance with F.P.L. guidelines for planting in the vicinity of powerlines. One of these guidelines is that shade trees must be 30’ from overhead lines.
4. Show the locations, species and sizes of the existing trees and palms on site, and the adjacent R.O.W.(in addition, provide a sep.list of these trees and palms.) Also indicate any trees or palms that are within 10’ of the property line on adjacent property. All Tree Preservation Ordinance requirements apply. Any trees that would be considered good candidates for relocation should be relocated. If there are any “speciman trees”, special requirements for the removal of these trees apply. Otherwise, for trees removed, provide the “equivalent replacement” calculations (above min. site code requirements). Note that the existing Live Oak street trees along 3<sup>rd</sup> Ave. must be preserved in place.

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**Division:** Planning

**Member:** Lois Udvardy  
954-828-5862

**Project Name:** Sterling International

**Case #:** 8-R-03

**Date:** 2/11/03

**Request:** Site Plan Level II/25 residential units/5,172 SF retail/8,189 SF Office/RAC-CC

**NOTE:** Plans state zoning is RAC-UV. This is incorrect, the zoning is RAC-CC. The residential units are listed as townhomes however townhomes are not a permitted use in RAC-CC. Multifamily is a permitted residential use. Please revise plans accordingly.

**Comments:**

1. Pursuant to ULDR Sec. 47-13.20.M., this project shall not be final until thirty (30) days after preliminary DRC approval and then only if no motion is adopted by the City Commission seeking to review the application pursuant to the process provided in Sec. 47-26.A.2 of the ULDR. This development will require the allocation of 25 residential units from the Downtown RAC inventory.
2. Provide a narrative outlining the project's compliance with ULDR Sec. 47-13.20, General Design and Density Standards. The narrative should cite each requirement as written in the ULDR and then how the project complies with each.
3. Provide two (2) oblique aerial drawings from opposing views which indicate the mass outline of all proposed structure(s) and the outlines of the adjacent existing and previously approved structures. These mass studies are to be shown on an aerial photograph or by use of an isometric, perspective or axonometric drawing of the site and the surrounding adjacent area. These drawings/sketches shall be submitted on unmounted sheets of similar dimensions as the other drawings in the submittal package.
4. Provide a narrative describing the overall architectural style and important design elements.



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5. This project is subject to all general regulations of Sec. 47-13.20. N.E. 3 Ave. is an Image Street and must comply with Sec. 47-13.20.G.2.I., Image Street Regulations. Provide a point-by-point narrative explaining how these are met.
6. Provide a copy of the most recent plat for this property.
7. Discuss streetscape design, including on-street parking with Northwest CRA Director, Kim Jackson (762-8953) and Parking Systems Manager, Doug Gottshall, (828-3793). Streetscape design shall match JPI development to the north.
8. Discuss street trees with landscape representative. Provide additional landscaping in general. Show stairs on landscape plans.
9. Civil plans do not match landscape plan and site plan.
10. Recommend presenting proposal to neighborhood association and neighbors for public input.
11. Provide site photometrics plan for entire site (sheet PH does not include property on N.E. 3 Ave. Provide light pole details/cut sheets which indicate height, etc.
12. Discuss provision for additional right-of-way dedications on all adjacent roadways with Engineering representative at the meeting.
13. Discuss whether an alley vacation is proposed. Property and Right of Way committee approval is required for structure over alley. Discuss status of easement on north 15 feet of Lot 16.
14. Provide 7 foot sidewalks on N.E. 2 and 3 Ave. and N.E. 5 St.
15. Indicate building height on site plan under site statistics. Also provide a chart on site plan indicating required and provided setbacks and parking.
16. Indicate outline of adjacent structures on landscape and site plan and elevations.
17. Discuss parking requirements with Zoning representative at meeting. In RAC-CC nonresidential uses within 100 feet of RAC-UV greater than 2,500 SF shall be calculated at 60% of parking requirements in Table 1.

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18. Architectural threshold inspections will be required to insure development is being constructed pursuant to the approved design. These inspections will be at the applicant's expense. More information will be provided once a system has been created to comply with this new requirement adopted by the City Commission on January 7, 2003.
19. Provide a project staging plan. Discuss with Engineering representative at meeting.
20. Provide a roof plan and indicate location of all rooftop equipment, planters, lighting. All exterior light are to be shielded or of a design to prohibit glare onto all adjacent residences and proposed residences proposed. All mechanical equipment must be screened.
21. Provide a general text narrative describing the anticipated building operation including but not limited to: security systems, hours of operation for all commercial activities, trash systems, maintenance systems, lighting, rental program and other systems that may apply.
22. Provide colors and material samples for all exterior elements. Provide notes on the elevations.
23. Apply sound deadening surface material to all garage turning areas and discuss all garage noise and location of intake and exhaust fans.
24. Discuss providing arcades and canopies per Sec. 47-13.20.. H.5.
25. Building is required to set back 5 feet on N.E. 3 Ave. – building needs to be moved back 1 foot. Discuss with Zoning representative.
26. Discuss location of stairs and site triangle at alley at exit on N.E. 5 St. with Engineering representative.
27. Show pool with dotted outline on N.E. 3 Ave. elevation (D).
28. Provide additional architectural treatment on the south elevation (G).

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29. Discuss the 6<sup>th</sup> floor balconies extending to the property line with Zoning representative. Balconies cannot extend into the 5 foot setback on any street.
30. Indicate street, adjacent buildings and property lines on elevations.
31. Discuss the four parallel parking spaces in a row on N.E. 2 Ave. with Engineering representative.
32. Discuss with Engineering whether a traffic study is require.
33. Response to all comments shall be provided within 90 calendar days or project may be subject to additional DRC review.
34. Additional comments may be forthcoming at DRC meeting.

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<b>Division:</b>	Police	<b>Member:</b>	Detective Nate Jackson Office-954-828-6422 Pager-954-877-7875
<b>Project Name:</b>	Sterling International	<b>Case #:</b>	8-R-03
<b>Date:</b>	2/11/03		

**Comments:**

- 1 All glass windows/doors in retail area should be impact resistance and in compliance with SFBC.
2. How do you differentiate private, semi-private and public parking?
3. Recommend 180-degree viewfinder for each exit/entry door for town homes.
4. Recommend intrusion alarm system for each unit.
5. Will there be an access card for elevator usage to town homes?
6. Will each unit have a CCTV or PA system for their unit?
7. Recommend CCTV, which can be monitored from the lobby area and have view of corridors and elevator areas.
8. What will there be personal security for office and retail area?
9. Will there be any form of annunciators to alert when stairwell doors are ajar?
10. Recommend an emergency annunciator for the bldg. parking garage.

Please respond to these comments and questions in writing prior to DRC sign off.

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**Division:** Zoning

**Member:** Terry Burgess  
954-828-5913

**Project Name:** Sterling International

**Case #:** 8-R-03

**Date:** 2/11/03

**Comments:**

1. Site statistics are incorrect the zoning district is RAC-CC which townhouses are not a permitted use pursuant to section 47-13.10 List of permitted and conditional uses in the Regional Activity Center- City Center.
2. Provide a narrative outlining the proposed projects compliance with section 47-13.20.B General design and density standards.
3. The propose project is located adjacent to an Image Street and shall comply with the requirements of section 47-13.20.I. Provide a point by point narrative outlining how the proposed project complies.
4. Parking spaces shall be 8' 8" X 18' clear area pursuant to section 47-20.11. No columns or other structures.
5. Provide documentation of the alley vacation or make application for alley vacation.
6. Provide a seven (7) foot public sidewalk.
7. Development project as presented does not comply with the setback requirements for buildings adjacent to an Image Street or the minimum setback requirements for buildings in the RAC Districts pursuant to section 47-13.20.H.1.a and 47-13.20.K.1.a. (Buildings, stairs, balconies and planters)
8. Parking calculations shall comply with section 47-20.2. Table 1 Parking and loading requirements.
9. Provide building height from grade as defined in section 47-2. Provide setback dimensions on elevation and floor plans.

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10. Provide a staging, material storage and location of the construction/sales trailer on a site plan.
11. Additional comments may be forthcoming at DRC meeting.